

RESOLUTION NO. 2019-006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 13-004-04, FIELDSTONE
NORTH VILLAGE 4 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove (City) approved the Fieldstone North Large Lot Final Map (Subdivision No. 13-004) on December 12, 2018; and

WHEREAS, staff has reviewed the Final Map for Subdivision No. 13-004-04, Fieldstone North Village 4 (Final Map) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

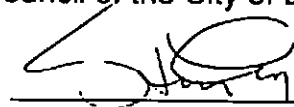
WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney, and bonds have been posted to the City for the construction of the required improvements; and

WHEREAS, the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps, and a Notice of Exemption will be filed with the County of Sacramento after the filing of this map.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by the Final Map for Fieldstone North Village 4 (Subdivision No. 13-004-04) substantially comply with the previously-approved Large Lot Final Map; and
- 2) The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial projects, approval of final subdivision maps; and
- 3) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Fieldstone North Village 4 (Subdivision No. 13-004-04), a copy of which is hereby attached as Exhibit A and made part of this Resolution; and
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement for the Final Map and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing.


PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of January, 2019



STEVE LY, MAYOR of the
CITY OF ELK GROVE

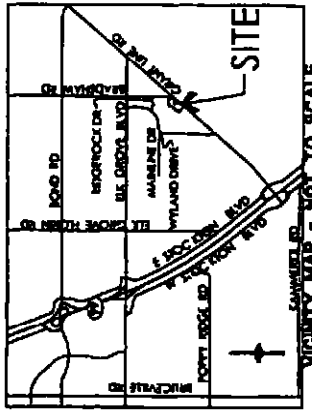
ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A



VICINITY MAP - NOT TO SCALE

OWNER'S STATEMENT
 THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 13-004-04, FIELDSTONE NORTH VILLAGE 4 AND PURSUANT TO THE PROVISIONS OF SECTION 7600 OF THE GOVERNMENT CODE PREVIOUSLY OBTAINED FOR DEDICATION TO THE CITY OF ELK GROVE FOR ANY PUBLIC PURPOSE THE RIGHT OF WAY ON OVER, ACROSS AND UNDER LOT 4 SHOWN HEREON AND DESIGNATED AS "RECREABLE OFFICE OF DEDICATION".

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE:
 LOTS A AND C.
 THE REAL PROPERTY DESCRIBED BELOW ARE DESIGNATED AS EASEMENTS:
 TO THE CITY OF ELK GROVE FOR PUBLIC USE, OVER LAKE ROAD, QUARTER ANGLE REDFIELD AVENUE, REDFIELD CIRCLE, SUMMITWAY WAY, AND TANGLED CIRCLE WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO EASEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLUMBING AND MECHANICAL, WIRE INSTALLATION AND MAINTENANCE OF ELECTRICITY, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS ALL OF LOT A AND THOSE STRIPS OF LAND ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE), TO THE CITY OF ELK GROVE, A RIGHT OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY ON, OVER, AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN WALKWAYS" (PW).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM OBSTRUCTIONS EXCEPTING SIGNAGE, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HEREON FROM TWO FEET ON EACH SIDE OF THE CENTERLINE OF THE PHOTODUPLICATION SURFACE WITHIN THE AREA, OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (VLE).
 THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS THE EXCLUSIVE RIGHT OF VEHICULAR ACCESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO EGRESS OR EGRESS RIGHT LINE" (NEEL).
 LINDA H. HORNES OF CALIFORNIA, INC.
 A CALIFORNIA CORPORATION

BY: [Signature]
 NAME: LARRY GALLO
 TITLE: VICE PRESIDENT
 BY: [Signature]
 NAME: ROBERT RAMADO
 TITLE: VICE PRESIDENT

NOTARY'S ACKNOWLEDGMENT
 A NOTARY PUBLIC OR OTHER COMPLETING THIS CERTIFICATE KNOWS ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF SACRAMENTO) SS
 ON 1/6 DAY OF January 2019 BEFORE ME, Rosa Carabazano,
 A NOTARY PUBLIC, PERSONALLY APPEARED

Larry Gallo and Robert Ramado
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE INSTRUMENT(S) WERE EXECUTED THE INSTRUMENT.

I, CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESSED BY ME: [Signature]
 PRINTED NAME: Rosa Carabazano
 MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento
 BY COMMISSION EXPIRES: April 21, 2020
 MY COMMISSION NO.: 255092K

CITY ENGINEER'S STATEMENT
 I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-004-04, FIELDSTONE NORTH VILLAGE 4, AND FIND IT TO BE SUBSTANTIALLY COMPLIANT WITH THE CITY ENGINEER'S MAP ACT AND ANY APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES THAT HAVE BEEN COMPLIED WITH.

ROBERT K. MURDOCH
 CITY ENGINEER, CITY OF ELK GROVE
 E.C.E. NO. 47944
 EXPIRATION DATE: 12-31-19
 DATE: _____

SURVEYOR'S STATEMENT
 I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 13-004-04, FIELDSTONE NORTH VILLAGE 4, AND FIND IT TO BE TECHNICALLY CORRECT.

WILLIAM A. STANTON
 L.S. NO. 7292
 REGISTRATION EXPIRES: 12-31-20
 DATE: _____

CITY CLERK'S STATEMENT
 I, JASON LINDGREEN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 13-004-04, FIELDSTONE NORTH VILLAGE 4, AND ACCEPTED IN FEE SIMPLE, LOTS A AND C AND ACCEPTED GRANT LAKE ROAD, QUARTER ANGLE REDFIELD AVENUE, REDFIELD CIRCLE, SUMMITWAY WAY, AND TANGLED CIRCLE FOR PUBLIC STREET PURPOSES, SUBJECT TO EASEMENT, AND ACCEPTED THE CASED STREET PUBLISHED, SUBJECT TO EASEMENT, AND PURPOSES, AND ACCEPTED THE DEDICATION OF ACCESS AND EGRESS RIGHTS AND DO CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION, ALL AS OFFERED HEREON.

JASON LINDGREEN, CITY CLERK
 CITY OF ELK GROVE, CALIFORNIA
 DATE: _____

RECORDIER'S STATEMENT
 FILED THIS _____ DAY OF _____ 2019, AT _____ IN NORTH AMERICAN TITLE INSURANCE COMPANY, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDING OF SACRAMENTO COUNTY
 STATE OF CALIFORNIA
 DOCUMENT NO.: _____
 BY: _____ COUNTY
 FEE: \$ _____

SUBDIVISION NO. 13-004-04
 FIELDSTONE NORTH - VILLAGE 4

ALL OF LOT 4 AS SHOWN ON SUBDIVISION NO. 13-004, FIELDSTONE NORTH LAKEHURST MAP, FILED IN BOOK 408 OF MAPS, AT PAGE 4, O.R.S.C. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

JANUARY 2019
 Sheet 1 of 6

WOOD ROODERS
 REAL ESTATE RELATIONSHIPS UNIT - MEMBER AT A TIME
 2800 O ST., SUITE 100-9 SACRAMENTO, CA 95816
 TEL: 916-941-7240 FAX: 916-941-7259

REFERENCES:

- (1) 408 B.M. 4 FINAL MAP OF FIELDSTONE NORTH LARGE LOT MAP

BASIS OF BEARINGS:

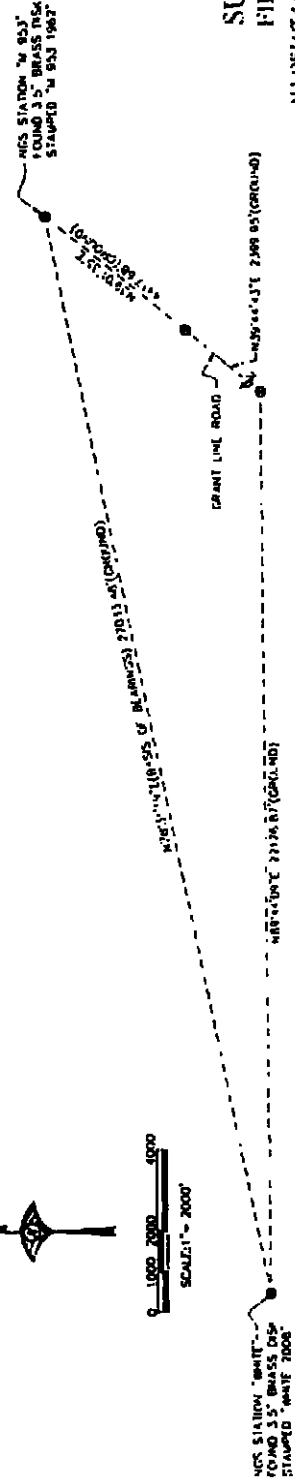
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, MAD 83, (POOD DATE 2010.00), AS MEASURED BETWEEN MGS STATION "WHITE", AND MGS STATION "N 953", SAG BEARING IS TAKEN AS NORTH 7931'18" EAST.

LEGEND:

- FOUND QUARTER SECTION CORNER AS NOTED
- LOCATION OF 2 1/2" DIA. STAMPED "SACRAMENTO COUNTY 2013" IN MONUMENT WELL PER (1)
- SET 1" I.D. IRON PIPE, LAGGED L.S. 8815 PER (1)
- 2 1/2" BRASS DISK STAMPED LS 8815 IN MONUMENT WELL TO BE SET
- 3/4" IRON PIPE WITH CAP STAMPED LS 8815 TO BE SET
- 000 INVOCABLE OFFER OF DEDICATION
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PC PEDESTRIAN EASEMENT
- PLC PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- S' SQUARE FEET
- VE VELOCITY EASEMENT
- (DA) OVERALL DIMENSION
- ////// NO EXPRESS OR EGRESS RIGHT LINE



BASIS OF BEARINGS DIAGRAM
NOT TO SCALE



NOTES:

- ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- TOTAL AREA FOR THIS FIELDSTONE NORTH VILLAGE 4" SUBDIVISION IS 12,574 ACRES, CONSISTING OF 58 RESIDENTIAL LOTS.
- A GEOTECHNICAL ENGINEERING REPORT WAS PREPARED BY AND PACIFIC ENGINEERING INC. FILE NO. 02878-01, DATED FEBRUARY 19, 2016. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.
- 5/8" IRON CAPPED LS 8815 SHALL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OF 71.200 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WELLS (248) FOOT BY 208 FOOT OFFSET TO THE EAST OF THE WELLS (248) FOOT BY 208 FOOT OFFSET TO THE WEST OF THE WELLS (248) FOOT BY 208 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 64477.5 (a)-(b) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENT HOLDERS BY LIMITED DEEDS HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT FIT INTO A FEE TITLE AND SAG SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY. THE CITY OF ELK GROVE, HOLDER OF AN INVOCABLE OFFER OF DEDICATION FOR PUBLIC SCOT OF WEL PURPOSES, PER SUBDIVISION NO. 13-004, FIELDSTONE NORTH LARGE LOT MAP, 408 B.M. 4, O.R.S.C.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 64477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL REDEVY LOTS A AND C, AS DEDICATED TO THE CITY OF THE MAP OF SUBDIVISION NO. 13-004-04, FIELDSTONE NORTH, TO THE SUBDIVISION MAP ACT. THE CITY OF ELK GROVE HAS REVIEWED A REPRESENTATIVE SAMPLE OF THE DEEDS AND HAS DETERMINED THAT THE DEEDS DO NOT EXIST OR THE PROPERTY OR ANY PORTION THEREOF IS NOT HELD FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: LEONARD HONES OF CALIFORNIA
A CALIFORNIA CORPORATION
ADDRESS: 1120 ROCKY HOLE DRIVE, SUITE 328
ROSEVILLE, CA 95661
PHONE NUMBER: (916) 744-8500

SUBDIVISION NO. 13-004-04
FIELDSTONE NORTH - VILLAGE 4

ALL THE LOTS AS SHOWN ON SUBDIVISION NO. 13-004, FIELDSTONE NORTH LARGE LOT MAP, FILED IN BLOCK 404 OF MAPS, AT PAGE 4, O.R.S.C. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



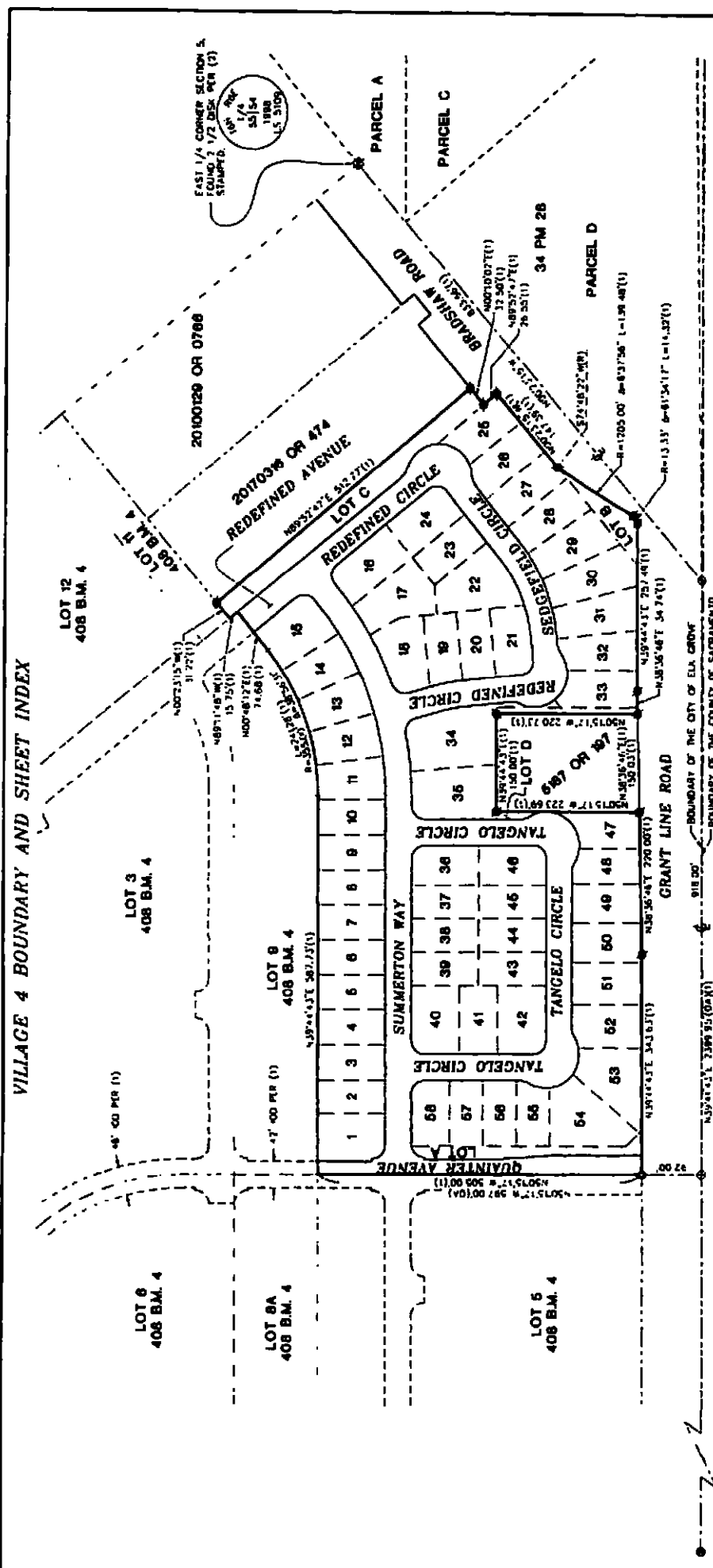
WOOD RODGERS
LAND SURVEYING & ENGINEERING
3201 E. ST. BLAIN, 1000 W. TRL. #10, JAI, 9760
SACRAMENTO, CA 95814 TEL: 916.341.9767
FAX: 916.341.9767

JANUARY 2019

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11MADP

VILLAGE 4 BOUNDARY AND SHEET INDEX



SUBDIVISION NO. 13-004-04
FIELDSTONE NORTH - VILLAGE 4

ALL OF LOT 4 ASSHOWN ON SURVEY NO. 13-004, FIELDSTONE NORTH
LARGE LOT MAP, FILED IN BOOK 48 OF MAPS, AT PAGE 4, C.I.E.S.C.
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

JANUARY 2019

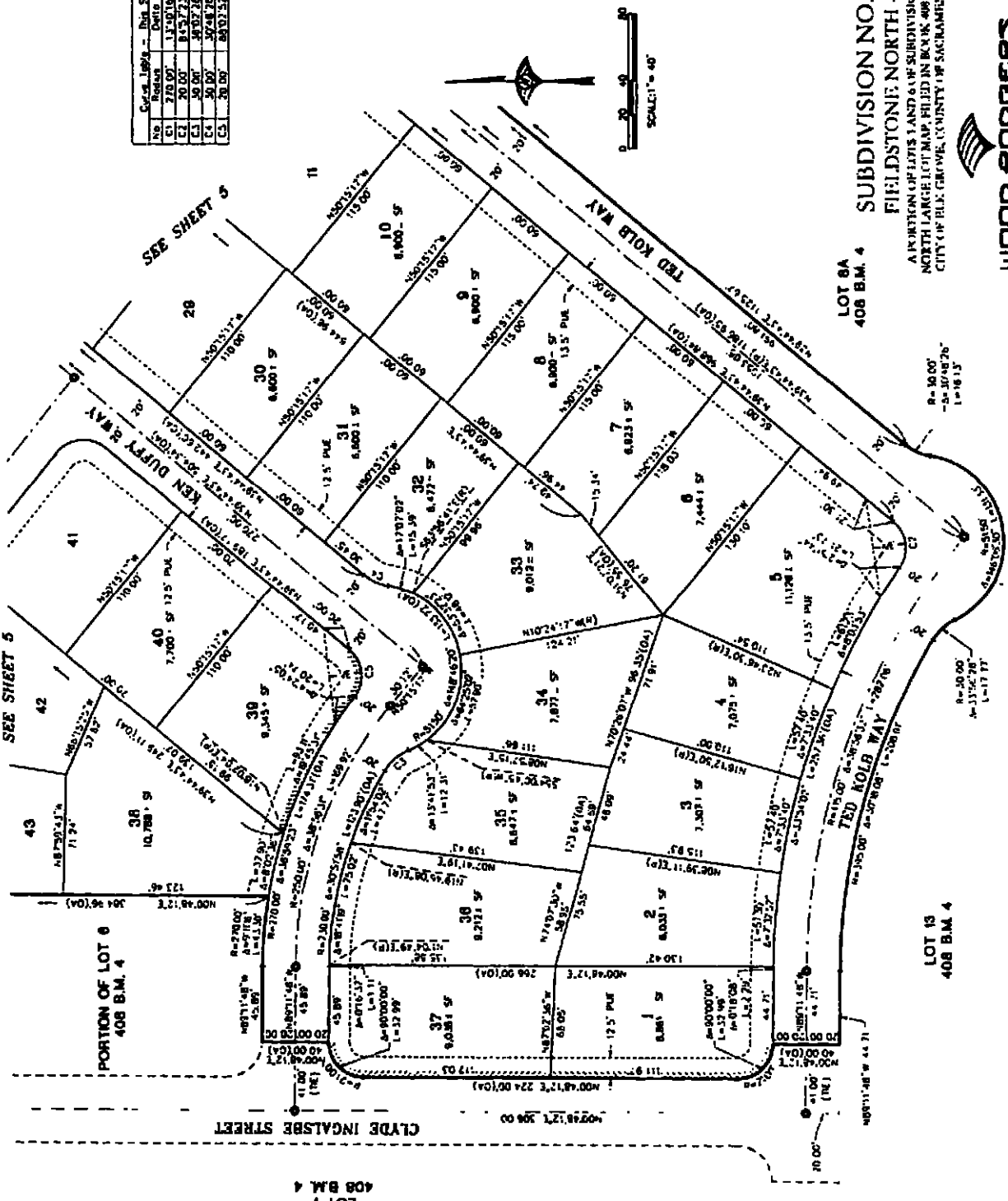
WOOD ROBBERS
SURVEYING & ENGINEERING
3701 G ST., SUITE 100B ELK GROVE, CA 95757
TEL: 916.541.3740 FAX: 916.541.3750

SEE SHEET 2 FOR BASIS OF HEARINGS,
LEGEND, NOTES, REFERENCES AND SIGNATURE OMISSIONS.

Sheet 3 of 6

UNINCORPORATED AREA OF SACRAMENTO COUNTY

Lot	Area (sq. ft.)	Dist. Street	Center
10	8,000.00	115.00'	84.33'
11	8,000.00	115.00'	84.33'
12	8,000.00	115.00'	84.33'
13	8,000.00	115.00'	84.33'
14	8,000.00	115.00'	84.33'
15	8,000.00	115.00'	84.33'
16	8,000.00	115.00'	84.33'
17	8,000.00	115.00'	84.33'
18	8,000.00	115.00'	84.33'
19	8,000.00	115.00'	84.33'
20	8,000.00	115.00'	84.33'
21	8,000.00	115.00'	84.33'
22	8,000.00	115.00'	84.33'
23	8,000.00	115.00'	84.33'
24	8,000.00	115.00'	84.33'
25	8,000.00	115.00'	84.33'
26	8,000.00	115.00'	84.33'
27	8,000.00	115.00'	84.33'
28	8,000.00	115.00'	84.33'
29	8,000.00	115.00'	84.33'
30	8,000.00	115.00'	84.33'
31	8,000.00	115.00'	84.33'
32	8,000.00	115.00'	84.33'
33	8,000.00	115.00'	84.33'
34	8,000.00	115.00'	84.33'
35	8,000.00	115.00'	84.33'
36	8,000.00	115.00'	84.33'
37	8,000.00	115.00'	84.33'
38	8,000.00	115.00'	84.33'
39	8,000.00	115.00'	84.33'
40	8,000.00	115.00'	84.33'
41	8,000.00	115.00'	84.33'
42	8,000.00	115.00'	84.33'
43	8,000.00	115.00'	84.33'



SUBDIVISION NO. 13-004-06
FIELDSTONE NORTH - VILLAGE 6

A PORTION OF LOTS 1 AND 6 OF SUBDIVISION NO. 13-004, FIELDSTONE NORTH LARGE LOT MAP, FILED IN BOOK 408 OF MAPS, AT PAGE 4, CLERK'S CITY OF BLK. GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

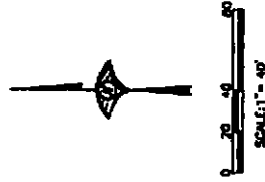
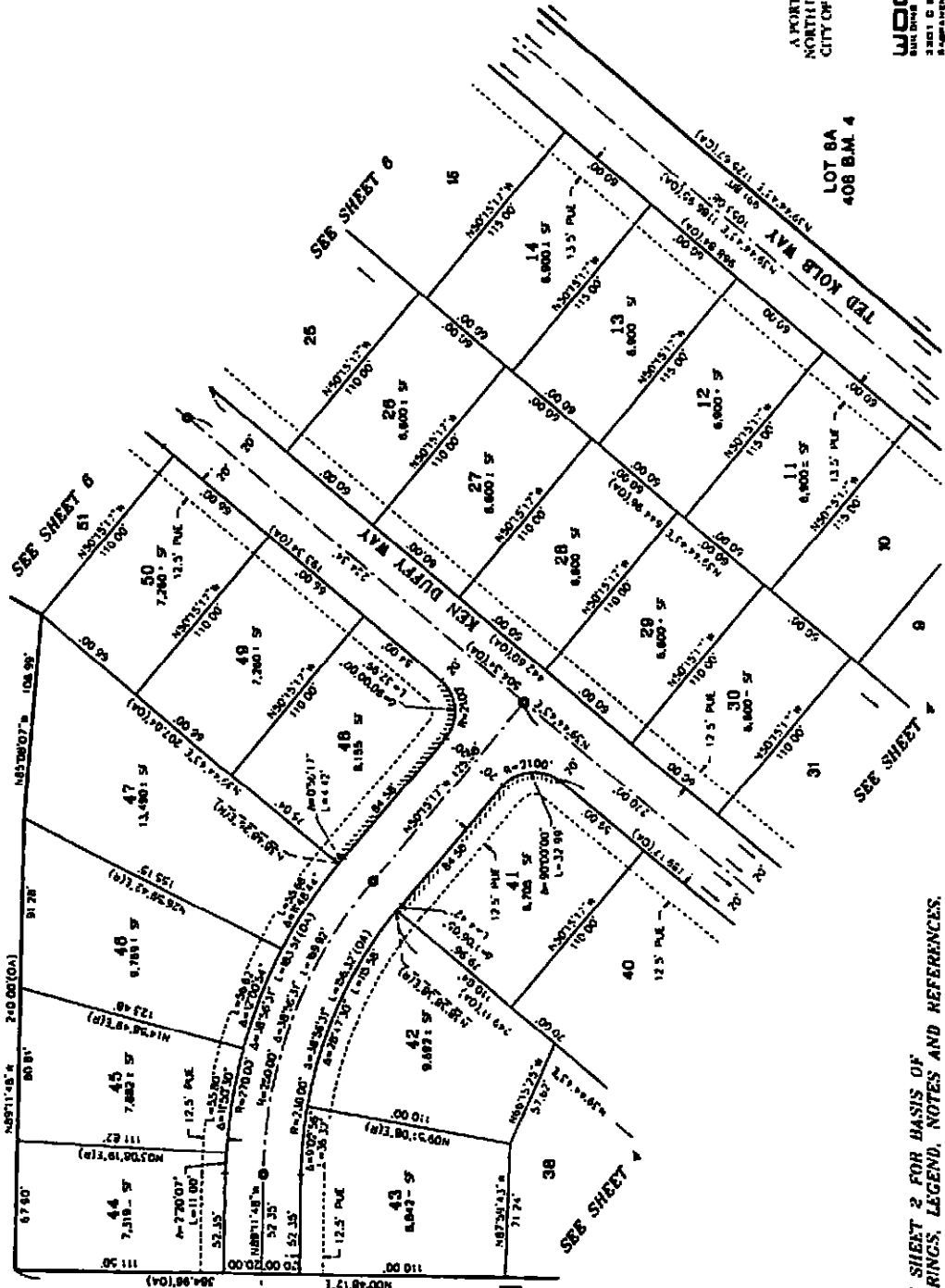
JANUARY 2019

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WOOD ROOBERS
 REAL ESTATE RELATIONSHIPS ONE PROJECT AT A TIME
 3801 D ST., SUITE 100B TEL: 916.331.7940
 SACRAMENTO, CA 95815 FAX: 916.331.7947

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

PORTION OF LOT 6
408 B.M. 4



**SUBDIVISION NO. 13-004-06
FIELDSTONE NORTH - VILLAGE 6**

A PORTION OF LOTS 1 AND 6 OF SUBDIVISION NO. 13-004, FIELDSTONE NORTH LARGELOT MAP, FILED IN PLACER, 408 (P) MAPS, AT PAGE 4, C.B.L.S.C. CITY OF PLACER COUNTY, STATE OF CALIFORNIA

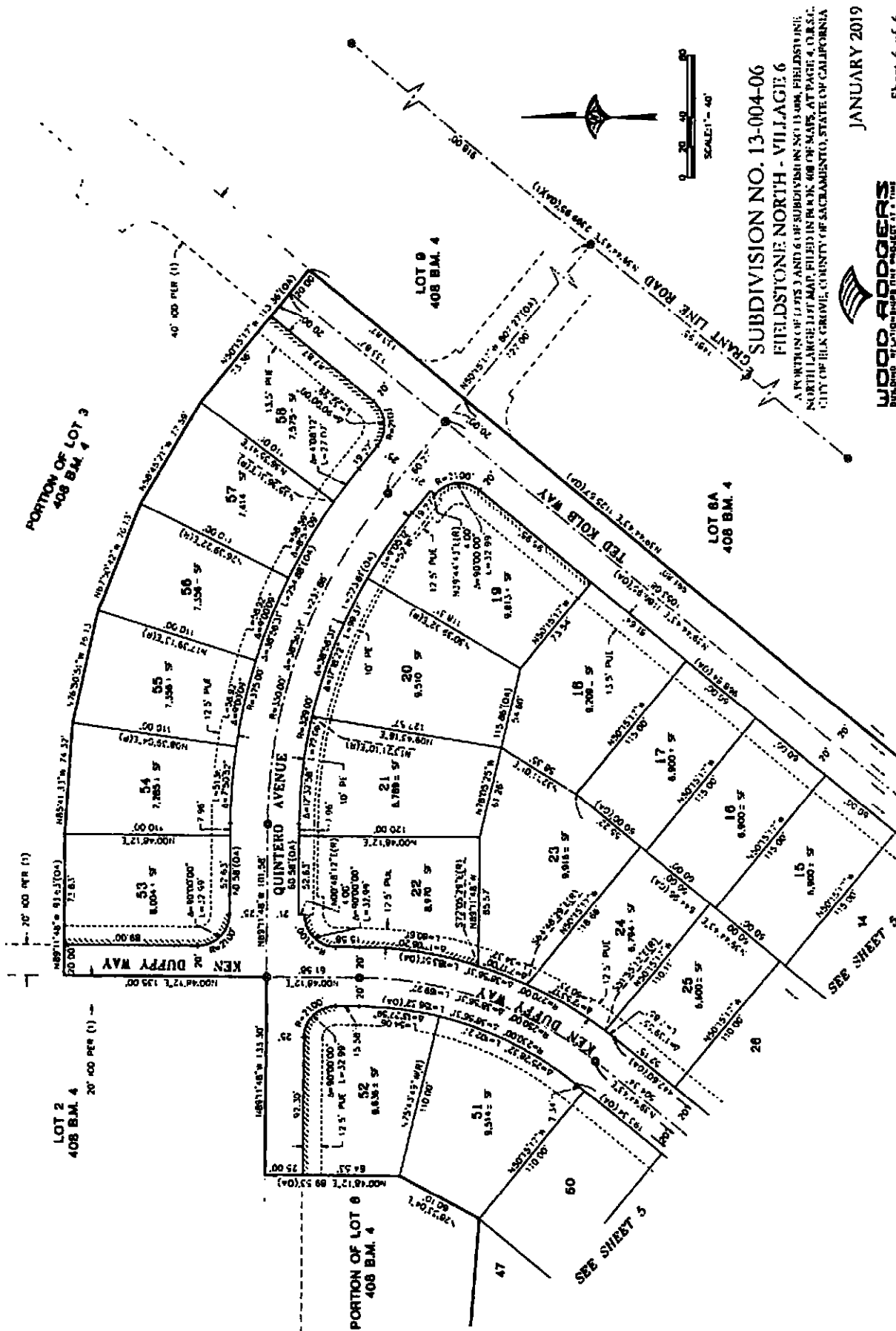
JANUARY 2019

WOOD ROGERS
SURVEYING & ENGINEERING
2301 G ST., BLVD. 100-B TEL 916.241.7760
SACRAMENTO, CA 95818 FAX 916.241.7767

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

Sheet 5 of 6

1004877



SUBDIVISION NO. 13-004-06
FIELDSTONE NORTH - VILLAGE 6
 A PORTION OF LOTS 3 AND 6 OF SUBDIVISION NO. 13-004, FIELDSTONE NORTH LARGE LOT MAP, FILED IN BOOK 408 OF MAPS, AT PAGE 4, O.R.S.C. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 2201 G ST., SUITE 100-9 ELK GROVE, CA 95758
 TEL 916.361.7760 FAX 916.361.7767

JANUARY 2019

Sheet 6 of 6


SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-006**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 23, 2019 by the following vote:

AYES: COUNCILMEMBERS: Ly, Hume, Detrick, Nguyen, Suen
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None



**Jason Lindgren, City Clerk
City of Elk Grove, California**